Geotechnics Incorporated

San Diego
El Centro
Riverside

September 23, 2008

Mr. Joe Preski
P.O. Box 880576
San Diego, California 92168

Project No. 1345-001-00
Document No. 08-0340R

SUBJECT: REPORT OF GEOLOGIC RECONNAISSANCE
16887 Skyline Truck Trail
Jamul, California
APN: 599-51-04

Dear Mr. Preski:

In accordance with your request, we have completed a geologic reconnaissance of the 39-acre site located at 16887 Skyline Truck Trail in Jamul, California (Figure 1, Site Location Map). The purpose of our reconnaissance was to characterize the general geologic conditions at the site with regard to slope stability and rockfall potential, which could affect the proposed site development. The results and conclusions provided in this letter are intended to aid in project planning, and should be considered subject to modification based on a more detailed geotechnical investigation of the site that includes subsurface exploration.

SCOPE OF SERVICES

We have prepared this report for the purpose of satisfying the requirement for a geologic reconnaissance of the site issued by the County of San Diego, Department of Planning and Land Use in their Tentative Map Review letter (County of San Diego, 2008). The scope of services for this report did not include subsurface explorations or laboratory testing. The scope of work for our geologic reconnaissance included the following items:

- Review of available published geologic maps and literature relevant to the project area.
- Reconnaissance of the site on Monday May 5, 2008 to evaluate geologic conditions apparent from surface features, including landslide and rockfall potential.
- Preparation of this report summarizing our observations and conclusions with respect to the geologic conditions at the site.

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SITE LOCATION MAP

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FIGURE 1

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SITE DESCRIPTION

Most of the site is currently undeveloped and covered with thick chaparral and trees on steeply sloping terrain. North facing slopes in excess of 50% with outcrops of granitic rock are common throughout the site. Elevations at the site range from 2,390 feet above mean sea level (MSL) along Skyline Truck Trail to 2,740 feet MSL on a ridge top along the south side of the site. Access to the property is provided by a driveway along the south side of Skyline Truck Trail. Most of the driveway consists of an unimproved dirt road that traverses up a sloping hillside. The top of the driveway is paved with concrete to provide a parking area for an existing mobile home located approximately one third of the way up the hillside. Other improvements at the site include a water well and pump, several outbuildings, and PVC piping for landscape irrigation.

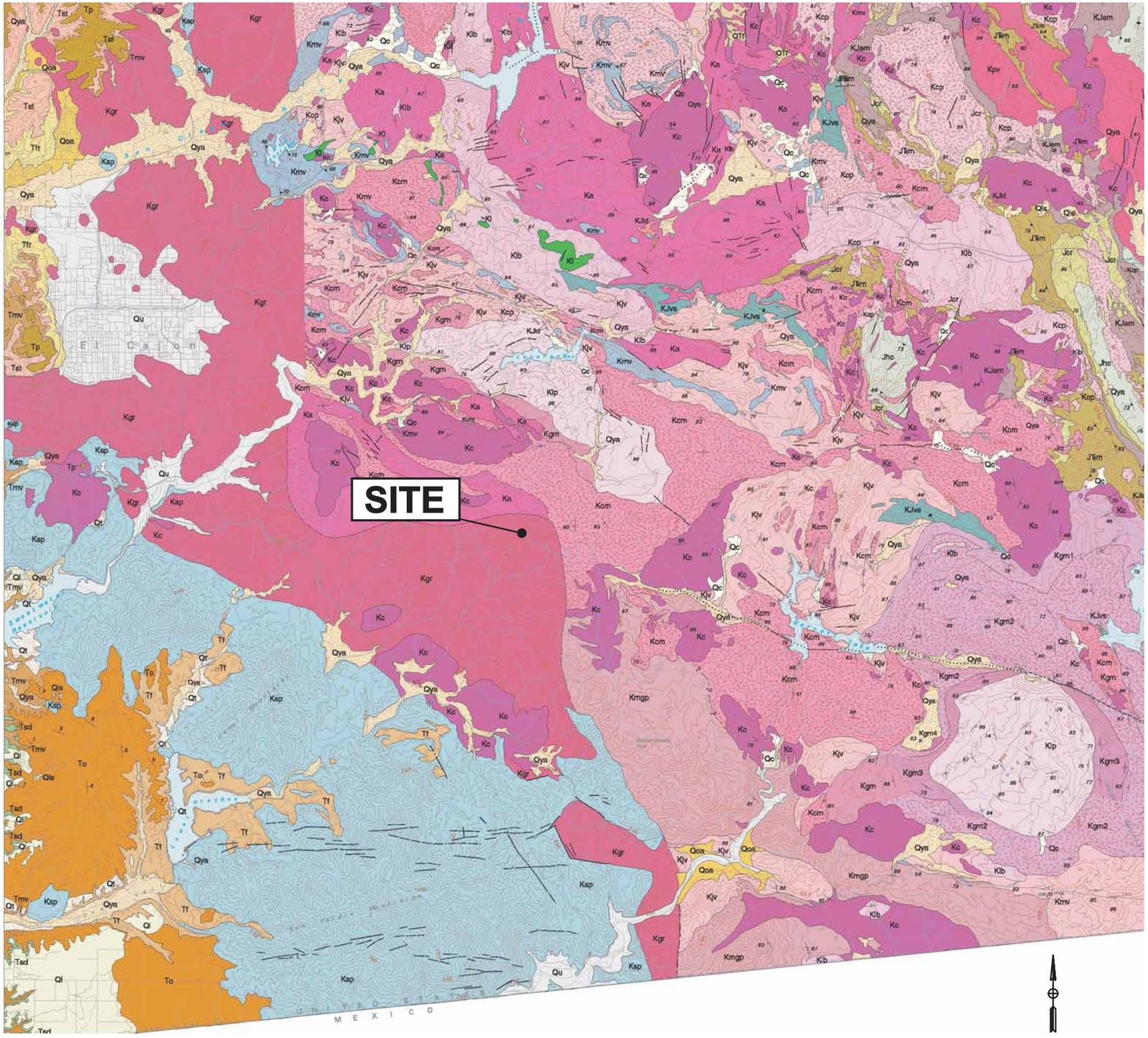
SITE GEOLOGY

The site is located within the Peninsular Ranges Geomorphic Province of California. This province, which stretches from the Los Angeles basin to the tip of Baja California, is characterized as a series of northwest trending mountain ranges separated by subparallel fault zones, and a coastal plain of subdued landforms. The mountain ranges are underlain primarily by Mesozoic metamorphic rocks that were intruded by plutonic rocks of the southern California batholith, while the coastal plain is underlain by subsequently deposited marine and nonmarine sedimentary formations.

The site is located in the mountain ranges east of Jamul. As observed during our reconnaissance, the site is underlain by granitic rock covered by variable thicknesses of residual soil and colluvium. The regional geology is summarized on the Geologic Map, Figure 2 (USGS, 2004). Generalized descriptions of the geologic units observed at the site include:

Undifferentiated Granitic Rock (Map symbol K_{gr})

Crystalline rock of intermediate composition was observed at the site. Outcrops of the rock are typically light brown to yellowish orange, and have slightly to moderately weathered faces. Large corestones and partially buried boulders more than 30 feet in diameter are common around the site. The rock appears to be associated with the early-Cretaceous



Modified from: USGS, El Cajon 30x60 Quadrangle, Todd 2004

Explanation

Qya	Young alluvium
Qc	Colluvium
QTf	Fanglomerate
Ql	Lindavista Formation
Tf	Fanglomerate
To	Otay Formation
Kl	Lusardi Formation
Klb	Tonalite of Las Bancas
Kc	Cuyamaca Gabbro
Kmgp	Monzogranite
Kcm	Corte Madera Monzogranite
Kcp	Chiquito Peak Monzogranite
Kjv	Japatul Valley Tonalite
Ka	Tonalite of Alpine
Kgr	Granitoid Rocks
KJld	Leucrocratic dikes
Klp	Tonalite of La Posta
Kgm	Tonalite of Granite Mountain
Kgm_4	Unit 4
Kgm_3	Unit 3
Kgm_2	Unit 2
Kgm_1	Unit 1
Kpv	Mozogranite of Pine Valley
KJem	Quartz Diorite of East Mesa
Jcr	Granodiorite of Cuyamaca Reservoir
Jhc	Gneiess of Harper Creek
Ksp	Santiago Peak Volcanics
Kmv	Metavolcanic rocks
KJvs	Metavolcanic and metasedimentary
JTrm	Metasedimentary and metavolcanic rocks

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FIGURE 2

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GEOLOGIC MAP

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Granitoid Rocks described in the Preliminary Geologic Map of the El Cajon 30' x 60' Quadrangle (USGS, 2004). These rocks include undifferentiated tonalite and granodiorite similar in composition to the Alpine and Japatul Valley Tonalites, and the Corte Madera Monzogranite. Weathered granitic rock was observed in roadcuts and incised drainages around the site. The weathered rock material classifies as fine to coarse grained silty sand (Unified Soil Classification: SM) and poorly graded sand with silt (SP-SM). The weathered rock is light brown to reddish brown in color, commonly iron oxide stained, and exhibits relict rock structure. The rock ranges in hardness from soft to very hard depending on the degree of weathering.

Colluvium and Residual Soil

Colluvium is an accumulation of transported residual soil and weathered formational material found on slopes. Colluvium forms as a result of gravitational, down-slope creep or sheet wash on slopes. Residual soil develops in place and is exposed in the flatter topography. The colluvium and residual soil are similar in appearance and generally consist of fine to coarse grained silty sand (SM) that is light brown to brown in color. The thickness of the colluvium/residual soil was observed to be less than 2 feet in roadcuts at the site. Thicker deposits may exist in portions of the site not observed.

GEOLOGIC HAZARDS AND SITE CONSIDERATIONS

The site is not located within an area previously known for significant geologic hazards such as active faulting or landslides. Potential geologic hazards which may affect site development include:

- Seismic hazards affecting the site primarily consist of ground shaking during seismic events on regional active faults. The nearest known active fault is within the Rose Canyon Fault Zone which is located about 22 miles (35 kilometers) northwest of Jamul. There are no known active faults in the area or projecting toward the site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. In our opinion, the probability of surface rupture due to faulting is considered low. However, lurching and ground cracking as a result of a significant seismic event on a regional active fault is a possibility.

- Evidence of existing slope instabilities, landslides, or precariously balanced rocks susceptible to falling/rolling downslope were not observed during this site reconnaissance *directly upslope of, or within the planned building pad areas shown on the referenced improvement plans* (Site Plan, Plate 1). Access to areas outside of the proposed development was limited by thick brush and chaparral. Boulders/corestones observed by our field geologist that were in areas that could potentially affect the planned building pads appear to be buried to a significant degree and are not sitting on the ground surface. Most of the boulders observed at the site are irregularly shaped with their long axis emplaced perpendicular to the slope face. These observations indicate that the potential for rockfall and/or rolling boulders to impact the planned building pad areas is low. Portions of the site that are not directly upslope of the building pad areas shown on the referenced improvement plans may be susceptible to rockfall or boulder rolling in the future. Additional site investigation may be required if significant changes are made to the grading plans and/or the building pad areas are relocated.

CONCLUSIONS

Based on the results of this reconnaissance, it is our opinion that it is feasible to develop the site as indicated on the referenced Tentative Map (Snipes-Dye, 2008) from a geologic standpoint. No geologic conditions were encountered that would preclude the proposed construction, including evidence of existing landslides or rockfall potential, and, in our opinion, the building pads are safe for human occupancy in their present location with regards to the geologic hazards discussed in this report. However, some geotechnical considerations may exist, such as potentially compressible fill soils, cut/fill transition conditions in building pad areas, and excavations into hard granitic rock. Recommendations for mitigating these issues should be included in a geotechnical investigation report prepared after preliminary site development plans are completed.

LIMITATIONS OF INVESTIGATION

This reconnaissance was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical consultants practicing in this or similar localities. No warranty, expressed or implied, is made as to the conclusions and professional opinions included in this report.

Changes in the condition of a property can occur with the passage of time, whether due to natural processes or the work of man on this or adjacent properties. In addition, changes in applicable or appropriate standards of practice may occur from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years.

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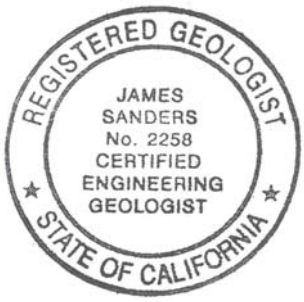
James C. Sanders, C.E.G. 2248
Project Geologist

W. Lee Vanderhurst, C.E.G. 1125
Principal



Distribution: (2) Addressee, Mr. Joe Preski
(2) Mr. Bill Snipes, Snipes-Dye Associates: 8348 Center Drive, Suite G, La Mesa, CA 91942-2910

REFERENCES

County of San Diego, Department of Planning and Land Use (2008). Preski/Gonya Tentative Parcel Map; TPM 20720RPL^2, Log No. 03-19-002; Seventh Teration Review of Initial Studies/Information Letter dated March 21.

Snipes-Dye associates (2008). Preliminary Grading Plan for TPM 20720 RPL-2, Log No. 03-19-002, 100 Scale, signed September 17.

United States Geological Survey (2004). Open-File Report 2004-1361, Preliminary Map of the El Cajon 30' x 60' Quadrangle, Southern California, Version 1.0, Compiled by Victoria R. Todd, Scale 1:100,000.

PROJECT INFORMATION

OWNER/APPLICANT: JOSEPH G. PRESKI & SAICHON PRESKI REVOCABLE TRUST DATED APRIL 9, 2002, DENNIS H. GONYA REVOCABLE TRUST DATED MARCH 8, 2002
16887 SKYLINE TRUCK TRAIL
JAMUL, CA 91935

ASSESSOR'S PARCEL NUMBER: 599-051-04

SITE ADDRESS: 16887 SKYLINE TRUCK TRAIL
JAMUL, CA 91935

TOPOGRAPHY: SAN-LO AERIAL SURVEY DATED 08-22-89

EARTHWORK QUANTITIES:

GRADING

EXCAVATE: 16,300 C.Y.

FILL: 11,200 C.Y.

EXPORT: 5,100 C.Y.

NO BUILDINGS OR STRUCTURES EXIST WITHIN THE 15-FOOT PERIMETER FROM THE PROJECT BOUNDARIES.

OPEN SPACE EASEMENT NOTES:

"A" EASEMENT - THIS PROPOSED OPEN SPACE EASEMENT IS FOR THE PRESERVATION OF STEEP SLOPES ONLY.

"B" EASEMENT - THIS PROPOSED OPEN SPACE EASEMENT IS FOR THE PRESERVATION OF STEEP SLOPES AND BIOLOGICAL RESOURCES.

1. OWNER'S RESERVE THE RIGHT TO CONSTRUCT, INSTALL AND MAINTAIN WELLS, WATERLINES, SEPTIC DISPOSAL SYSTEMS, ELECTRICAL LINES (OVERHEAD AND UNDER-GROUND) AND ANY ASSOCIATED APPURTENANCES OVER STEEP SLOPE OPEN SPACE EASEMENT ("A" EASEMENT).

N

SCALE: 1"= 100'

PRELIMINARY GRADING PLAN NOTE:

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPEMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AND APPROVAL TO PREFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

2. ALL PARCELS TO HAVE 16 FOOT WIDE DRIVEWAYS FROM PRIVATE ROADS TO PADS.

EASEMENTS:

TO SAN DIEGO GAS & ELECTRIC COMPANY FOR GUY POLES AND/OR ANCHORS, RECORDED OCTOBER 28, 1980 AS FILE NO. 80-359431, O.R.
EASEMENT AS SUCH THAT IT CANNOT BE PLOTTED.

WAIVERS REQUESTED:

WAIVERS OF PRIVATE ROAD STANDARD CONDITIONS TO ALLOW THE FOLLOWING:

1. 60 FOOT CENTERLINE RADIUS OF PRIVATE ROAD.
2. MAXIMUM GRADE OF 20%.
3. LENGTH OF 20% GRADE MAY EXCEED 300 FEET.

ENGINEER OF WORK

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-09

REGISTERED PROFESSIONAL ENGINEER · WILLIAM A. SNIPES · No. 50477 · Exp. 06-30-09 · CIVIL · STATE OF CALIFORNIA

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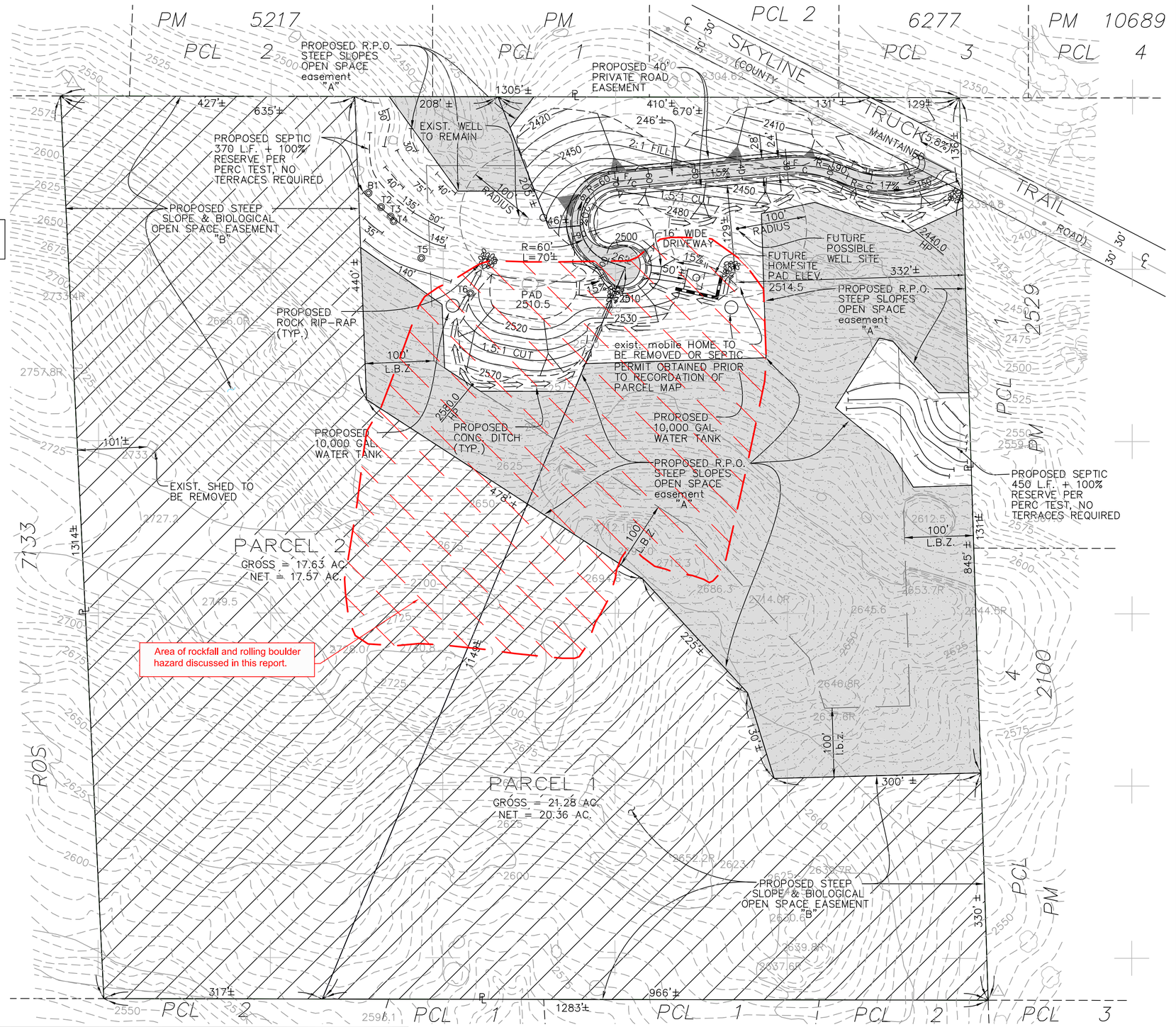
GRAPHIC SCALE



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civil engineers and land surveyors
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SITE PLAN

16887 SKYLINE TRUCK TRAIL

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PLATE 1

STEEP SLOPE/OPEN SPACE EASM'T MAP
LOG NO. 03-19-0022

TPM 20720 RPL-2
PRELIMINARY GRADING PLAN